



### **Pine Canyon Neighborhood Meeting**

Thursday, March 20th, 2014

5:00 PM – 6:30 PM

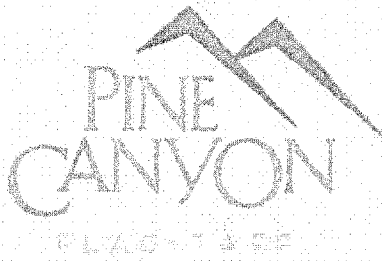
#### **Meeting Notes and Comments**

Aidan Barry, President of Development for The True Life Companies conducted the meeting. He started the meeting by explaining to the group that TTLC has a pending rezoning application with the City of Flagstaff. The rezone application is a request for Pine Canyon to install gates at the main entrance and the construction entrance. The gates would be used from dusk to dawn. TTLC's goal in having the application approved is driven by economical and efficiency purposes.

Below please find the comments and questions that were brought up the attendees of the meeting:

1. Q-Will anyone be manning the guard house from dusk to dawn?  
A- A security guard will be on duty at night.
2. Many of the attending owners had a concern with a key pad access into the community. They believe that giving out the key pad code to guests will violate their safety.
3. Q-Will the gate work with the transponder system we currently have in place?  
A- Possibly
4. Q- Have there been issues from dusk to dawn that prompted the developer to want to install gates?  
A- No
5. The security department and guard house being manned 24/7 was a huge reason for most of the residents attending to buy a home at Pine Canyon.
6. Q-When every vehicle has to stop for access at the gate will this cause a backup in traffic?  
A- Possibly
7. Q-Will there be any security staff working at night?  
A- Yes
8. Q-Will the residents still have access to the people who come in and out of the community under their names if a gate system is installed?  
A- Yes, but no immediately.
9. Q-If only one officer will be on duty at night will this officer carry a cell phone so that he can be contacted while he on patrol?

- A- Yes
10. Q- Who will benefit from the savings of installing a gate?  
A- The developer and the residents
11. Q- Has the HOA operated in the black for the past 2 years?  
A- Yes
12. Q- Has the positive number in the HOA operating budget been applied to reserves?  
A- Yes
13. There is a huge concern that there is nothing stopping someone from following another car into the community once the gate has opened.
14. Q- Will home owners have a vote on whether or not a gate is installed?  
A- The developer is open to input from all residents.
15. The gate gives residents a false sense of security.
16. Q- Has the maintenance of the gate been considered and the cost to so?  
A- Yes
17. The installation of a gate seems more expensive than having 2 security guards on duty at night.
18. They would like to see the guard house manned 24/7 as well as gated installed.
19. Construction gate access needs to be addressed. There is a build up of cars every morning at the main entrance because the construction entrance is not open.
20. Concern that there is no security at the construction entrance and the only thing keeping someone out is plastic barricades.
21. There are cameras at the construction entrance.
22. Motorized vehicles accessing the FUTS trail seems to be a real issue.
23. There is no one in of favor of a gate at the main entrance without a guard there 24/7.
24. The system we have now works great.



Pine Canyon Neighborhood Meeting

Thursday, March 20th, 2014

5:00 PM - 6:30 PM

1. GARY & ARLENE McDONALD  
Print Name

[Signature]  
Sign Name

2. William A. Eckholm  
Print Name

[Signature]  
Sign Name

3. KATHY SHOCK  
Print Name

Kathy Shock  
Sign Name

4. Mike Leber  
Print Name

[Signature]  
Sign Name

5. Mary Jane Stanford  
Print Name

Mary Jane Stanford  
Sign Name

6. Jean Marie Romano  
Print Name

Jean Marie Romano  
Sign Name

7. Joe Romano  
Print Name

[Signature]  
Sign Name

8. Susan Kulak  
Print Name

Susan Kulak  
Sign Name

- |   |  |
|---|--|
| 9. <u>Kelly Kaspczyk</u><br>Print Name            | <u>Kelly Kaspczyk</u><br>Sign Name     |
| 10. <u>GERALD R. KULAK</u><br>Print Name          | <u>Gerald R. Kulak</u><br>Sign Name    |
| 11. <u>DAVID CARPENTER</u><br>Print Name          | <u>David Carpenter</u><br>Sign Name    |
| 12. <u>Jennifer Carpenter</u><br>Print Name       | <u>Jennifer Carpenter</u><br>Sign Name |
| 13. <u>Dan Folke</u><br>Print Name                | <u>Dan Folke</u><br>Sign Name          |
| 14. <u>Denise Folke</u><br>Print Name             | <u>Denise Folke</u><br>Sign Name       |
| 15. <u>Laurel Hitchison</u><br>Print Name         | <u>Laurel Hitchison</u><br>Sign Name   |
| 16. <u>LEE HITCHISON</u><br>Print Name            | <u>Lee Hitchison</u><br>Sign Name      |
| 17. <u>Nave Griffin</u><br>Print Name             | <u>Nave Griffin</u><br>Sign Name       |
| 18. <u>Annie Brown - TTLC</u><br>Print Name       | <br>Sign Name                          |
| 19. <u>Deana Keck - Pine Canyon</u><br>Print Name | <br>Sign Name                          |
| 20. <u>Peter Burger - TTLC</u><br>Print Name      | <br>Sign Name                          |

21. John Schraan Pine Canyon  
Print Name Sign Name

22. Kevin Betts Pine Canyon  
Print Name Sign Name

23. Aidan Barry-TTLC  
Print Name Sign Name

24. \_\_\_\_\_  
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32. \_\_\_\_\_  
Print Name Sign Name

## Pine Canyon – Proposed Gate control:

In response to your inquiry regarding the Neighborhood meeting and the proposal to install gates at Pine Canyon to limit public access from Dusk to Dawn I have attached our request to the City and site plans for the two Pine canyon entry points reflecting the location of proposed gates. Below I have listed responses to several questions that have been raised:

- History of Access control:
  - The original developer intent for Pine Canyon was to have a gated entry, however the City did not want a gated community and required that the community not be gated and that full public access to the private streets be allowed – Condition No. 8, Ordinance No. 2000-11, June 6, 2000.
  - This matter was again addressed in litigation on several matters in 2007 and an agreement was reached allowing Security to enforce reasonable security measures relative to public access.
  - In more recent discussions with the City, the current owner/developer believes there is an opportunity to change the original requirement and allow the community to be gated and closed to public access during the hours of dusk to dawn, hence this request.
- Neighborhood Meeting:

The City of Flagstaff as part of their process for considering applications for development or changes to conditions requires that there be a Neighborhood meeting to present the proposal to the interested community and address any questions. Once the Neighborhood meeting is completed the request will be considered by the City Planning and Zoning Commission at a public hearing and you will be notified of that time and date by the City.
- Hours of Gated access control:
  - The main gate will be manned by security guards from dawn to dusk and the gate will be open to all. During the hours from dusk to dawn, the gate would be closed and any guests would utilize a call box allowing the resident, who the person is visiting, to remotely open the gate for the guest. All owners would have a transponder to allow them access during the gated hours.
  - The secondary gate, that has been closed, would be accessible 24 hours a day by transponder this would include all residents and contractors or other persons who have been issued a transponder by Security. Contractors or delivery vehicles that do not have a transponder would have to enter thru the main gate as they currently do.
- Intent of Change:
  - There is very little traffic during the night hours and requiring a guard to man the Main Gate during these hours is not a good use of resources,

when that guard could be patrolling the community vs. sitting in the gate house. As explained above, this would not restrict residents from entering or leaving the community, it would only eliminate the general public from entering the community during these hours, much like the City of Flagstaff prohibits public access to their parks during these same hours.

- Timing of Installation:
  - If the City approves this change, we will then prepare and evaluate more detailed plans for the gates relative esthetics, design, weather constraint, durability of alternative systems, etc. and select the best alternative for the community. Once that is complete we will bid the work out to several qualified contractors and select the best contractor for the job. Considering timing for City action on the request, selecting the best system, bidding the work and gaining appropriate permits timing for completion could easily be 6 to 8 months from now if not longer.
- Site Plans for Gate:
  - Attached are preliminary site plans for where the gates would be installed if approved, these would be subject to change once we get into more detailed design, however it is not anticipated the locations will vary by much.
- Cost of installation of Gates:
  - The proposal to install gates has been initiated by TLC PC Developers, LLC owners of the remaining property to be developed in Pine Canyon. If this proposal is approved by the City, it is the Developers intent to install the gates at their expense, not the HOA's, in an effort to improve efficiency of the security staff and save cost associated with increased man power required for a non-gated community. Once the gates are installed, they would be turned over to the HOA for ownership, at no cost, ongoing maintenance costs would be the responsibility of the HOA.
  - Impact on HOA Assessments: Each year the Board evaluates all costs associated with managing the Association property and prepares a budget to cover those costs. That budget is sent to all owners prior to adoption for information and comment. The purpose of this proposal is to try and reduce costs to the HOA and hold or reduce assessment to the extent possible.
- NOTE: THIS PROPOSAL HAS NOT BEEN APPROVED BY THE CITY AND THERE ARE NO ASSURANCES THAT IT WILL BE APPROVED BY THE CITY. WE WILL ADVISE ALL THRU THE PINE CANYON NEWS LETTER OF THE FINAL OUTCOME ON THIS PROPOSAL.

Pine Canyon Rezone inquiries.

Date received: 3/11/14 Date of response: 3/11/14

Robert Burch [rgburch@attglobal.net](mailto:rgburch@attglobal.net)

Patti Okun [pattiokun@cox.net](mailto:pattiokun@cox.net)

Mike Kleingartner [mike@generalagentcenter.com](mailto:mike@generalagentcenter.com)

Eric Hedlund [ehhedlund@sundt.com](mailto:ehhedlund@sundt.com)

Gary Wolf – Via call to sales office

Date received: 3/12/14 Date of response: 3/12/14

Jim and Carol Horvath [jimhorvath1@cox.net](mailto:jimhorvath1@cox.net)

Jamie Middleton [email4jlm@aol.com](mailto:email4jlm@aol.com)

Larry Fink [lafink@cox.net](mailto:lafink@cox.net)

Gary Wolff – via phone to Deana

Jean-Marie & Joe Romano [jjjhappines3@yahoo.com](mailto:jjjhappines3@yahoo.com)

Date received: 3/13/14 Date of response: 3/13/14

Tom Belgrad [tbelgrad@voltaireinvestments.com](mailto:tbelgrad@voltaireinvestments.com)

Howard Selland [hselland@gmail.com](mailto:hselland@gmail.com)

Joseph Zavislak [Joseph.Zavislak@ricoh-usa.com](mailto:Joseph.Zavislak@ricoh-usa.com)

Mary and Fred Tucker [marymtucker@yahoo.com](mailto:marymtucker@yahoo.com)

Date received: 3/14/14 Date of response: 3/14/14

Mary and Mark Bonsall [mmbosnal@gmail.com](mailto:mmbosnal@gmail.com)



## Bob Selders

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**From:** Robert Burch <rgburch@attglobal.net>  
**Sent:** Tuesday, March 11, 2014 3:15 PM  
**To:** Bob Selders  
**Subject:** RE: Pine Canyon Neighborhood Meeting

Thank you. It is now completely clear.

Bob Burch

**From:** Bob Selders [mailto:BSelders@thetruelifecompanies.com]  
**Sent:** Tuesday, March 11, 2014 1:39 PM  
**To:** Robert Burch  
**Subject:** RE: Pine Canyon Neighborhood Meeting

Mr. Burch,

I have attached the Request that we have presented to the City addressing your questions, I have also attached some additional information that will hopefully address your questions, as well as the proposed site plan for the gate locations at the two entry points. If you have additional questions please contact me.

Thank you

Bob Selders

**From:** Robert Burch [mailto:rgburch@attglobal.net]  
**Sent:** Tuesday, March 11, 2014 10:01 AM  
**To:** Bob Selders  
**Subject:** Pine Canyon Neighborhood Meeting

Yesterday we received notice of a Neighborhood Meeting to be held March 20<sup>th</sup> regarding a proposed Ordinance amendment to allow the closure of Public Access to Pine Canyon and installation of gates at the entries to accomplish this. What is this all about? To the best of our knowledge Pine Canyon is now and always has been a "controlled access" development and has manned gates at its entries (now only one in operation). What is the intent of the proposed amendment?

We would appreciate some explanation.

Robert & Jane Burch

## **Bob Selders**

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**From:** Bob Selders  
**Sent:** Tuesday, March 11, 2014 1:40 PM  
**To:** 'Patti Okun'  
**Subject:** RE: neighborhood meeting  
**Attachments:** Pine Canyon Rezone Request.pdf; PC Gate Information\_3.10.14.docx; gate1-site plan\_2.6.14.pdf; gate2-site plan\_2.6.14.pdf

Ms. Okum,

I have attached the Request that we have presented to the City addressing your questions, I have also attached some additional information that will hopefully address your questions, as well as the proposed site plan for the gate locations at the two entry points. If you have additional questions please contact me.

Thank you

Bob Selders

-----Original Message-----

**From:** Patti Okun [mailto:pattiokun@cox.net]  
**Sent:** Tuesday, March 11, 2014 8:10 AM  
**To:** Bob Selders  
**Subject:** neighborhood meeting

Hi Bob,

I was notified of the meeting and won't be in town. I'm confused. It seems that you want to not have the front "manned" and have gates to keep public access out. My question is: how do you let guests or deliveries in? Is there a way to proxy?

Thanks,

Patti Okun

## Bob Selders

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**From:** Bob Selders  
**Sent:** Tuesday, March 11, 2014 1:41 PM  
**To:** 'mike@generalagentcenter.com'  
**Subject:** RE: Pine Canyon Meeting  
**Attachments:** Pine Canyon Rezone Request.pdf; PC Gate Information\_3.10.14.docx; gate1-site plan\_2.6.14.pdf; gate2-site plan\_2.6.14.pdf

Mike,

I have attached the Request that we have presented to the City addressing your questions, I have also attached some additional information that will hopefully address your questions, as well as the proposed site plan for the gate locations at the two entry points. If you have additional questions please contact me.

Thank you

Bob Selders

**From:** mike@generalagentcenter.com [mailto:mike@generalagentcenter.com]  
**Sent:** Tuesday, March 11, 2014 7:35 AM  
**To:** Bob Selders  
**Subject:** Pine Canyon Meeting

Hello Bob,

I'm not able to attend the Pine Canyon meeting but wanted to understand the request in more detail. Please email anything that would be available. Thank you.

Gary Michael & Ana Kleingartner  
1704 E Trade Winds Ct

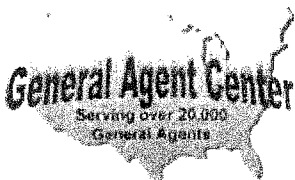
Best regards,

Mike Kleingartner  
Vice President

*General Agent Center*  
8700 E. Vista Bonita Dr., Suite 174  
Scottsdale, AZ 85255

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## Bob Selders

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**From:** Bob Selders  
**Sent:** Tuesday, March 11, 2014 2:44 PM  
**To:** 'Eric Hedlund'  
**Subject:** RE: Public Access Closure

Mr. Hedlund,

That gate would be strictly transponder controlled, so that it would be accessible 24 hours a day for all who have a transponder. As I indicated in the information sent all residents will have a transponder. Let me know if you have any other questions.

Thank you

Bob

-----Original Message-----

**From:** Eric Hedlund [mailto:Ehhedlund@sundt.com]  
**Sent:** Tuesday, March 11, 2014 2:37 PM  
**To:** Bob Selders  
**Subject:** RE: Public Access Closure

It appears that gates would be accessible at the entry near the clubhouse as well as the main entrance. What would happen with the clubhouse entrance during the day? Would that be accessible for entry? We live in the condos where entry through that gate would be beneficial to us no matter what time of day...so, I am curious.

Eric Hedlund, CPC, P.E.  
Executive Vice President & COO  
Building Group Manager  
Office: 480.293.3009  
Cell: 602.361.1966  
ehhedlund@sundt.com  
www.sundt.com

-----Original Message-----

**From:** Bob Selders [mailto:BSelders@thetruelifecompanies.com]  
**Sent:** Tuesday, March 11, 2014 1:43 PM  
**To:** Eric Hedlund  
**Subject:** RE: Public Access Closure

Mr. Hedlund,

I have attached the Request that we have presented to the City addressing your questions, I have also attached some additional information that will hopefully address your questions, as well as the proposed site plan for the gate locations at the two entry points. If you have additional questions please contact me.

Thank you

Bob Selders

-----Original Message-----

From: Eric Hedlund [mailto:Ehhedlund@sundt.com]

Sent: Tuesday, March 11, 2014 6:02 AM

To: Bob Selders

Subject: Public Access Closure

I will not be able to make the public meeting. Could you please clarify what the change will be associated with this meeting?

Thank you,  
Eric Hedlund

Sent from my iPhone

## Bob Selders

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**From:** Deana Keck <Deana@pinecanyon.net>  
**Sent:** Wednesday, March 12, 2014 3:51 PM  
**To:** Bob Selders  
**Subject:** RE: Gary Wolff Lot 257

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I sent the information to Gary Wolff owner of Lot 257 and Larry Fink buyer of DC 8.



### Deana Keck

Vice President of Community Development, Pine Canyon

1201 E. John Wesley / Powell Blvd., Flagstaff, AZ 86005

**D 928.779.5700 C 928.220.0008 F 928.226.8280**

**deana@pinecanyon.net** **pinecanyon.net**

Owned and managed by The True Life Companies



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**From:** Bob Selders [mailto:BSelders@thetruelifecompanies.com]  
**Sent:** Wednesday, March 12, 2014 3:22 PM  
**To:** Deana Keck  
**Subject:** RE: Gary Wolff Lot 257

Deana,

I have attached an updated Gate Information addressing who pays etc. as well as the other information that I am sending out to those who inquire. You can provide this info to Gary (who is Gary) or others. Please keep track of who requests information regarding this so we can include it in our Meeting Report for the City. Let me know if you have any questions.

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**From:** Deana Keck [mailto:Deana@pinecanyon.net]  
**Sent:** Tuesday, March 11, 2014 4:23 PM  
**To:** Bob Selders  
**Subject:** Gary Wolff Lot 257

Bob,  
Gary just called me and asked if we are going to assess the owners through the HOA for the cost of the gate should it be approved. Please advise.

## Bob Selders

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**From:** Bob Selders  
**Sent:** Wednesday, March 12, 2014 2:58 PM  
**To:** 'jimhorvath1@cox.net'  
**Subject:** RE: Amendment to Condition #8  
**Attachments:** Pine Canyon Rezone Request.pdf; PC Gate Information\_3.10.14.docx; gate1-site plan\_2.6.14.pdf; gate2-site plan\_2.6.14.pdf

Mr. Horvath

I have attached the Request that we have presented to the City and have also attached some additional information that will hopefully address your questions. Also the proposed site plan for the gate locations at the two entry points are attached. If you have additional questions please contact me.

Thank you

Bob Selders

-----Original Message-----

From: jimhorvath1@cox.net [mailto:jimhorvath1@cox.net]  
Sent: Tuesday, March 11, 2014 2:17 PM  
To: Bob Selders  
Subject: Amendment to Condition #8

Bob,

We have a summer residence in Pine Canyon at Creekside Village lot #9.

We received your invitation to the meeting on March 20 to discuss security. Unfortunately we will be unable to attend.

We have several important questions for you:

1. Will this require an affirmative vote of a majority of the owners of Pine Canyon property? If not, what's the approval process?
2. What will be the reduction in the quarterly assessments currently \$600 if this proposal is implemented?

Thanks.

Jim and Carol Horvath

## Bob Selders

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**From:** Bob Selders  
**Sent:** Wednesday, March 12, 2014 1:38 PM  
**To:** 'JAMIE MIDDLETON'  
**Subject:** RE: Meeting change  
**Attachments:** Pine Canyon Rezone Request.pdf; PC Gate Information\_3.10.14.docx; gate1-site plan\_2.6.14.pdf; gate2-site plan\_2.6.14.pdf

Ms. Middleton

I have attached the Request that we have presented to the City addressing your questions, I have also attached some additional information that will hopefully address your questions, as well as the proposed site plan for the gate locations at the two entry points. If you have additional questions please contact me.

Thank you

Bob Selders

**From:** JAMIE MIDDLETON [mailto:email4jlm@aol.com]  
**Sent:** Wednesday, March 12, 2014 8:06 AM  
**To:** Bob Selders  
**Subject:** Meeting change

I will out of the country at the time of this meeting. What is this March 20th meeting about? WE have a gate at the entrance tp Pine Canyon ?????  
Jamie Middleton



## Bob Selders

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**From:** Bob Selders  
**Sent:** Wednesday, March 12, 2014 4:14 PM  
**To:** 'Larry Fink'  
**Subject:** RE: Amend Condition No. 8

The second attachment addressed this - we as the developer will install the gate at our expense and then turn it over to the HOA, at no cost. The HOA would then maintain the gates at their cost. Our goal is to reduce overall cost to the HOA and either reduce assessment slightly or at least not increase them to cover additional personnel if we did not have the gates in place.

-----Original Message-----

From: Larry Fink [mailto:lafink@cox.net]  
Sent: Wednesday, March 12, 2014 4:09 PM  
To: Bob Selders  
Subject: Re: Amend Condition No. 8

Bob,

Is there any cost for the constructions of these improvements now or in the future associated with this amendment that I would incur?

Larry

On Mar 12, 2014, at 3:46 PM, Bob Selders wrote:

> Mr. Fink,  
>  
> I have attached the Request that we have presented to the City and have also attached some additional information that will hopefully address your questions. Also the proposed site plan for the gate locations at the two entry points are attached. If you have additional questions please contact me.

>  
> Thank you  
>  
> Bob Selders  
>

> -----Original Message-----

> From: Larry Fink [mailto:lafink@cox.net]  
> Sent: Wednesday, March 12, 2014 3:39 PM  
> To: Bob Selders  
> Subject: Amend Condition No. 8

>  
> Bob,  
>  
> I am unable to attend the meeting on March 20, 2014 regarding the amendment of Condition No. 8 of the Ordinance No 2000-11. Would you please e-mail me all of the pertinent information concerning this Amendment?

>  
> Thank you,

>  
> Larry Fink, Manager of  
> Marla Holdings LLC  
>  
> Deer Creek Lot No. 8  
> <Pine Canyon Rezone Request.pdf><PC Gate Information\_3.10.14.docx><gate1-site plan\_2.6.14.pdf><gate2-site  
plan\_2.6.14.pdf>

## Bob Selders

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**From:** Bob Selders  
**Sent:** Thursday, March 13, 2014 8:22 AM  
**To:** 'J Romano'  
**Cc:** 'Melanie Lashlee'  
**Subject:** RE: Pine Canyon Meeting

Mr. & Mrs. Romano,

The mailing address used was what is on the County Assessors Tax Roll, often the Assessor's office is slow in correcting addresses. You would have to contact them to confirm that they have your correct address. By copy of this response to Melanie Lashlee with HOAMCO, the Pine Canyon Management company, your information will be current with the PC HOA.

Let me know if you have any further questions.

Thank you

Bob Selders

**From:** J Romano [mailto:jjjhappiness3@yahoo.com]  
**Sent:** Wednesday, March 12, 2014 6:12 PM  
**To:** Bob Selders  
**Subject:** Pine Canyon Meeting

Hello Bob,

We rec'd the notice of Neighborhood Meeting, but both notices had our old address. This should be updated - please advise who I should give this to for future notifications. We live in Pine Canyon full time now; we bought a home last September.

Thank you,

Jean-Marie & Joe Romano  
1907 E. Barranca Drive  
Flagstaff, AZ 86005

## Bob Selders

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**From:** Bob Selders  
**Sent:** Thursday, March 13, 2014 9:20 AM  
**To:** 'Tom Belgrad'  
**Subject:** RE: Neighborhood Meeting  
**Attachments:** PC Gate Information\_3 10 14.pdf; gate1-site plan\_2.6.14.pdf; gate2-site plan\_2.6.14.pdf

Mr. Belgrad,

I have attached some information regarding the proposal and we will be preparing a report for the City on the discussions at the Neighborhood Meeting. We will place those notes and other updates on the Pine Canyon web site for all residents information. If you should have any other questions, do not hesitate to contact me.

Thank you

Bob

**From:** Tom Belgrad [mailto:[tbelgrad@voltaireinvestments.com](mailto:tbelgrad@voltaireinvestments.com)]  
**Sent:** Thursday, March 13, 2014 8:36 AM  
**To:** Bob Selders  
**Subject:** Neighborhood Meeting

Hi Bob,

Unfortunately, I am unable to attend the meeting on March 20th. I would be interested in hearing what will be discussed as well as the content of the meeting. Would it be possible to have minutes sent out to the residents?

Regards,

Tom Belgrad

Thomas R. Belgrad  
Voltaire Investments, LLC  
9212 North Kober Road  
Paradise Valley, Arizona 85253  
480-225-3750 Mobile  
480-609-3590 Phone  
480-609-3591 Fax  
[tbelgrad@voltaireinvestments.com](mailto:tbelgrad@voltaireinvestments.com)

## **Bob Selders**

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**From:** Bob Selders  
**Sent:** Thursday, March 13, 2014 9:13 AM  
**To:** 'Howard Selland'  
**Subject:** RE: The meeting on March 20

Thank you, I will pass this on to the City for their information. Also I will be posting updates on this process on the Pine Canyon Web Site. If you have any questions please contact me.

Thank you

Bob

**From:** Howard Selland [mailto:hselland@gmail.com]  
**Sent:** Thursday, March 13, 2014 9:10 AM  
**To:** Bob Selders  
**Subject:** The meeting on March 20

We, Howard and Jean Selland are operating managers for the two properties in the SANDRAJ,LLC trust. The trustee is our surviving daughter.

We wish to have the gates closed to outsiders without the express permission of the property owners, not just from dusk to dawn but 24/7 if possible.

Thank you.

Howard Selland and Jean Selland

## Bob Selders

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**From:** Bob Selders  
**Sent:** Thursday, March 13, 2014 9:45 AM  
**To:** 'Joseph.Zavislak@ricoh-usa.com'  
**Subject:** RE: pine canyon gates  
**Attachments:** PC Gate Information\_3 10 14.pdf; gate1-site plan\_2.6.14.pdf; gate2-site plan\_2.6.14.pdf

Mr. Zavislak,

I have attached some information addressing some of the questions that I have received thus far for your information. I can call you in about an hour to chat, if that works for you.

Thank you

Bob

**From:** Joseph.Zavislak@ricoh-usa.com [mailto:Joseph.Zavislak@ricoh-usa.com]  
**Sent:** Thursday, March 13, 2014 9:35 AM  
**To:** Bob Selders  
**Subject:** pine canyon gates

good morning i am unable to attend the meeting Can we chat briefly on this and one other subject please?? thank you joe zavislak 480 379 7469

## **Bob Selders**

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**From:** Bob Selders  
**Sent:** Thursday, March 13, 2014 4:17 PM  
**To:** 'Mary Tucker'  
**Subject:** RE: March 20th Meeting

Thank you for your comments. We will be posting information on the Pine Canyon Web site as we progress thru this process. If you ever have any questions please contact me.

Thank you

Bob

**From:** Mary Tucker [mailto:marymtucker@yahoo.com]  
**Sent:** Thursday, March 13, 2014 3:53 PM  
**To:** Bob Selders  
**Subject:** March 20th Meeting

We will not be attending the meeting but we are totally in favor of this change.

Mary & Fred Tucker

## Bob Selders

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**From:** Bob Selders  
**Sent:** Friday, March 14, 2014 12:05 PM  
**To:** 'Mary Bonsall'  
**Subject:** RE: Proposed Amendment to Pine Canyon Condition No 8  
**Attachments:** PC Gate Information\_3 10 14.pdf; gate1-site plan\_2.6.14.pdf; gate2-site plan\_2.6.14.pdf

Mr. and Mrs. Bonsall,

Thank you for your inquiry, I will be posting information on the Pine Canyon Web Site as we progress thru this process. I have also attached some information that addresses questions raised thus far. Please contact me if you have any questions.

Thank you

**From:** Mary Bonsall [mailto:mmbonsall@gmail.com]  
**Sent:** Friday, March 14, 2014 10:51 AM  
**To:** Bob Selders  
**Subject:** Proposed Amendment to Pine Canyon Condition No 8

Bob,

My husband and I are not able to attend the meeting on March 20<sup>th</sup>. Can I request any information coming from that meeting be forwarded to us? We are owners of one of the Mountain View condos.

Thank you,  
Mary and Mark Bonsall



## Tiffany Antol

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**From:** Randy Stolworthy [randy@rrs-co.com]  
**Sent:** Monday, April 07, 2014 10:31 AM  
**To:** Tiffany Antol  
**Cc:** Chad Tiedeman  
**Subject:** Notice - of Pine Canyon - To install gates at Pine Canyon to limit public access from Dusk to Dawn

**Importance:** High

Tiffany,

We are owners in Pine Canyon at the address of 3562 S. Balsawood Court and recently became aware of the proposal to install gates at Pine Canyon to limit public access from Dusk to Dawn. I am against this proposal in that one of the main reasons we purchased in pine canyon was the 24 hr security access. We live full time in the valley and have relied on this security while we are away. We are only at Pine Canyon during the summer months and at best 3 to 4 weeks during that period on time. If you have any further questions please give me a call at the numbers below.

Thank you for your assistance.

Sincerely,

Randy Stolworthy



R. Randy Stolworthy  
RRS & Company  
21 East 6th Street, Suite 706  
Tempe, AZ 85281

Direct (480) 305-1956  
Mobile (602) 980-4014

## Tiffany Antol

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**From:** Chad Tiedeman [ctiedeman@pcaemail.com]  
**Sent:** Monday, April 07, 2014 9:49 AM  
**To:** Tiffany Antol  
**Subject:** RE: Notice - of pine canyon

Tiffany,

I'm against this as it is now. As an owner there of 1699 E Trade winds I like having the guard on duty in front at all times. Often in the summer my wife and kids are there alone and if it's a manual gate where they can enter a code or "call a resident" I don't think its as much of a deterrent. It's not as safe.

I agree it may be inefficient during the winter months so If you want to make a compromise I would say they could do this November to April when 75% of the people are not there.

That's my opinion.

**Chad P. Tiedeman**  
Senior Investment Advisor  
**PHOENIX COMMERCIAL ADVISORS** a ChainLinks Company  
Phone 602-288-3472 | Fax 602-957-0889  
[ctiedeman@pcaemail.com](mailto:ctiedeman@pcaemail.com) | [Download vCard](#)

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**From:** Tiffany Antol [<mailto:TAntol@flagstaffaz.gov>]  
**Sent:** Monday, April 07, 2014 9:26 AM  
**To:** Chad Tiedeman  
**Subject:** RE: Notice - of pine canyon

Chad,

Here is the information you requested. Please let me know if you have any additional questions or concerns.

**Tiffany Antol, AICP, CFM**  
Planning Development Manager  
City of Flagstaff  
211 West Aspen Avenue  
(928) 213-2608

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**From:** Chad Tiedeman [<mailto:ctiedeman@pcaemail.com>]  
**Sent:** Sunday, April 06, 2014 2:52 PM  
**To:** Tiffany Antol  
**Subject:** Notice - of pine canyon

Tiffany,

I received the notice of public hearing. What public access are they looking for also who is looking to do this?  
Is it true life communities?

Thanks,

**Chad Tiedeman** | *Senior Investment Advisor*  
Phone [602-288-3472](tel:602-288-3472)  
3020 E Camelback Rd, Suite 215 Phoenix, AZ 85016